

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Alaqua Country Club Clubhouse Tract Subdivision

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Bryan Potts **CONTACT:** Brian M. Walker EXT. 7337

Agenda Date 07/11/07 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan (PSP) for Alaqua Country Club Clubhouse Subdivision located on Alaqua Drive west of Markham Woods Road.

District 5 – Carey

Brian M. Walker – Senior Planner

BACKGROUND:

The applicant, Alaqua Group, LLP, is requesting approval of the Preliminary Subdivision Plan for Alaqua Country Club Clubhouse Subdivision. The property is zoned A -1 (Agriculture - one acre minimum lot size).

The proposed subdivision is located on Alaqua Drive west of Markham Woods Road. on 14.03 acres more or less and consists of 8 single family homes on a private road.

The proposed subdivision will use a septic system and Seminole County water.

STAFF RECOMMENDATION:

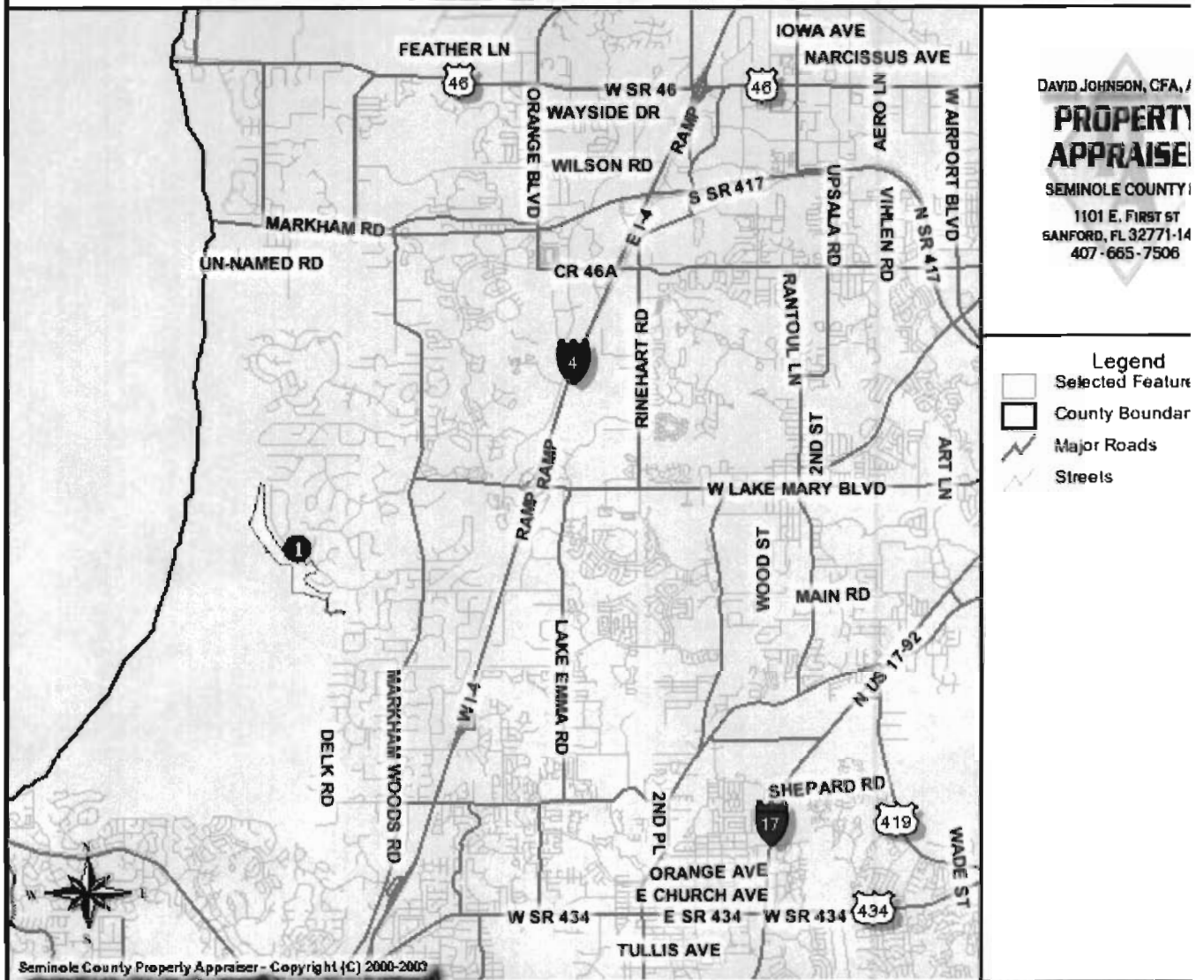
Staff recommends approval of the requested Preliminary Subdivision Plan.

Attachments: Exhibit A: Location map
Exhibit B: Preliminary Plan Reduction

DR No. 07-0550005

Parcel ID#:

15-20-29-5KW-0A00-0000



PRELIMINARY SUBDIVISION PLAN

SEMINOLE COUNTY, FLORIDA

PARCEL ID 15-20-29-5KW-0A00-0000

ALAQUA COUNTRY CLUB CLUBHOUSE TRACT SUBDIVISION

PREPARED MARCH 2007

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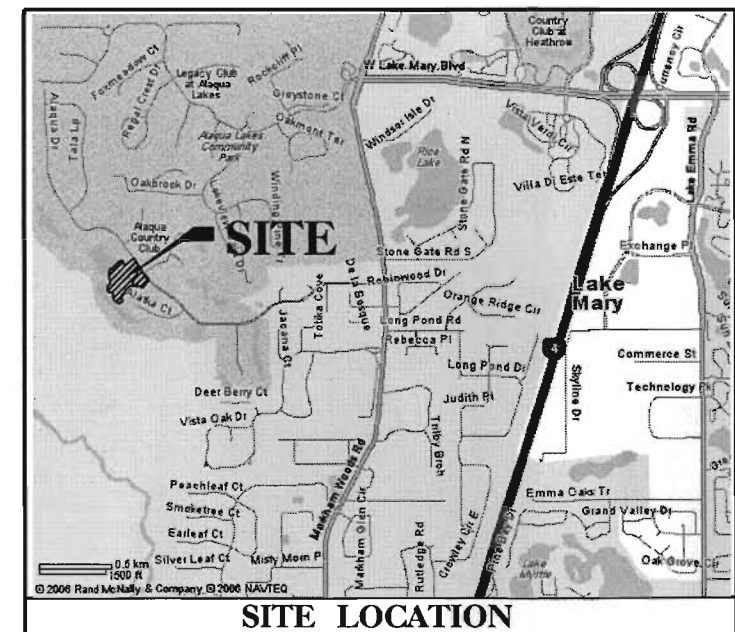
| SHEET NO. | DESCRIPTION |
|-----------|--------------------------|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS PLAN |
| 3 | OVERALL SITE PLAN |

LEGAL DESCRIPTION:

ALL OF TRACT "E", TRACT "F" AND TRACT "G", ALAQUA PHASE III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGES 1 THROUGH 8 AND A PORTION OF TRACT "A", ALAQUA PHASE II, AS RECORDED IN PLAT BOOK 38, PAGES 27 THROUGH 29, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF TRACT "F", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGES 1 THROUGH 8, PUBLIC RECORDS OF SEMINOLE COUNTY, THENCE RUN S36°14'07"E, ALONG THE NORTHERLY LINE OF SAID TRACT "F" AND THE NORTHERLY LINE OF TRACT "E" OF SAID ALAQUA PHASE III, A DISTANCE OF 390.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1221.30 FEET AND A CENTRAL ANGLE OF 11°52'02"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE OF TRACT "E" AND THE NORTHERLY LINE OF TRACT "A", ALAQUA PHASE II, AS RECORDED IN PLAT BOOK 38, PAGES 27 THROUGH 29, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 252.96 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S44°10'29"W, A DISTANCE OF 243.63 FEET; THENCE RUN N58°48'29"W, A DISTANCE OF 73.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "E"; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID TRACTS "E", "F" AND TRACT "G", ALAQUA PHASE III THE FOLLOWING FOUR (4) COURSES AND DISTANCES; THENCE RUN N87°30'22"W, A DISTANCE OF 256.60 FEET; THENCE RUN S56°45'58"W, A DISTANCE OF 174.09 FEET; THENCE RUN S31°11'31"W, A DISTANCE OF 194.11 FEET; THENCE RUN S20°56'51"E, A DISTANCE OF 95.00 FEET; THENCE DEPARTING THE EASTERLY LINE OF SAID TRACT "G", CONTINUE S20°56'51"E, A DISTANCE OF 150.45 FEET; THENCE RUN N60°38'28"W, A DISTANCE OF 185.40 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "G"; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID TRACT "G" AND TRACT "F" FOR THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES; THENCE RUN N60°10'44"W, A DISTANCE OF 143.92 FEET; THENCE RUN N21°41'01"W, A DISTANCE OF 75.42 FEET; THENCE RUN N01°02'27"E, A DISTANCE OF 86.57 FEET; THENCE RUN N46°31'46"W, A DISTANCE OF 46.06 FEET; THENCE RUN S84°07'13"W, A DISTANCE OF 91.59 FEET; THENCE RUN N26°48'48"W, A DISTANCE OF 83.73 FEET; THENCE RUN N10°59'23"E, A DISTANCE OF 69.31 FEET; THENCE RUN N54°49'15"E, A DISTANCE OF 80.00 FEET; THENCE RUN N07°31'48"E, A DISTANCE OF 70.77 FEET; THENCE RUN N36°58'09"W, A DISTANCE OF 64.03 FEET; THENCE RUN N00°49'04"E, A DISTANCE OF 72.56 FEET; THENCE RUN N02°19'12"W, A DISTANCE OF 56.71 FEET; THENCE RUN N17°27'18"E, A DISTANCE OF 93.38 FEET; THENCE RUN N80°42'08"E, A DISTANCE OF 70.23 FEET; THENCE RUN N48°27'16"E, A DISTANCE OF 235.37 FEET; THENCE RUN N69°09'32"E, A DISTANCE OF 82.95 FEET; THENCE RUN S36°14'07"E, A DISTANCE OF 150.00 FEET; THENCE RUN N53°45'53"E, A DISTANCE OF 291.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.03 ACRES, MORE OR LESS.



SITE LOCATION

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

**BOWYER-SINGLETON
& ASSOCIATES, INCORPORATED**
CORPORATE OFFICE - 520 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801
407-843-5120 • ENGINEERING BUSINESS - 1221
ORLANDO • DELAND • FIRST COAST • OCALA • WEST PALM BEACH
ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

JUN 19 2007

OWNER/APPLICANT

ALAQUA GROUP, LLLP
1855 WEST STATE ROAD 434
LONGWOOD, FLORIDA 32750
PHONE: (407) 998-4101
CONTACT: JOHN RITENOUR

CIVIL ENGINEERING/SURVEYING/ LANDSCAPE ARCHITECT

BOWYER-SINGLETON & ASSOCIATES, INC.
5633 PARTRIDGE DRIVE
ORLANDO, FLORIDA 32801
PHONE: (407) 843-5120
CONTACT: SAMUEL C. BOWYER, P.E.

GEOTECHNICAL ENGINEER

ARDAMAN AND ASSOCIATES, INC.
5633 PARTRIDGE DRIVE
ORLANDO, FLORIDA 32801
PHONE: (407) 290-2371
CONTACT: GREG STEVENS

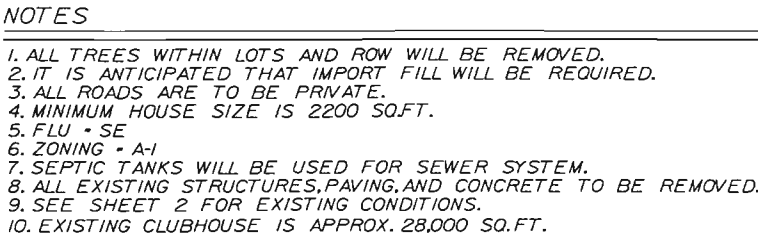
ARCHITECT

ARCHITECTURAL RESOURCE GROUP, INC.
299 LORAIN DRIVE, SUITE 2003
ALTAMONTE SPRINGS, FLORIDA 32714
PHONE: (407) 774-6700
CONTACT: JOHN X. MICHELENA

Samuel C. Bowyer
Florida Reg. Number
61274

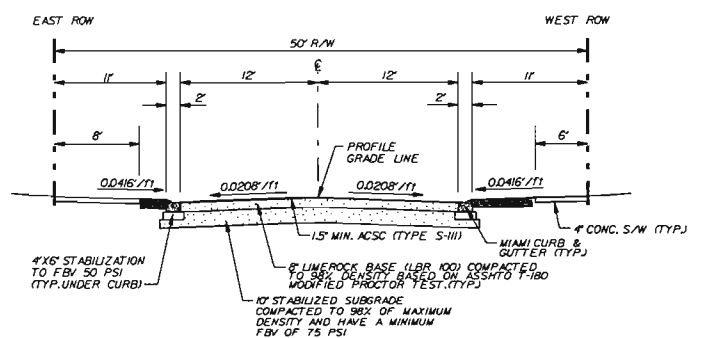


| | |
|-------------|----------------|
| DATE | DECEMBER 2006 |
| DESIGNED | SDH |
| CHECKED | SCB |
| SCALE | 1" = 80' |
| PROJECT NO. | AGL3 |
| FILE NAME | AGL3SP5EXP.DGN |
| SHEET | 2 OF 3 |



SOILS LEGEND

| | |
|------|--------------------|
| (11) | BASINGER FINE SAND |
| (20) | MYAKKA FINE SAND |
| (23) | NTTAW |



| TRACT SUMMARY | | | |
|--------------------|------------------|--------------------------------|----------|
| DESIGNATION | LAND USE | OWNERSHIP & MAINTENANCE ENTITY | |
| TRACT A | DRIVING RANGE | HOA | 0.55 AC. |
| TRACT B | GOLF COURSE | HOA | 0.35 AC. |
| TRACT C | FUTURE CLUBHOUSE | HOA | 2.50 AC. |
| NET AVAILABLE AREA | | | 3.40 AC. |

| | | | | | | | | | | | | | | | | | | | |
|-----------|----|-------------|----------|-----|--------------------------|---|--|----------------|--|------|--|--|--|--|--|----------------------------|--|--|--|
| REVISIONS | | | | | | CONTRACTOR "AS-BUILTS" | | APPROVAL | | DATE | | SEMINOLE COUNTY | | | | FLORIDA | | | |
| DATE | BY | DESCRIPTION | DATE | BY | DESCRIPTION | I hereby state that these "As-Builts" were furnished to me by the contractor listed below, I, or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction. | | | | | | Samuel C. Bowyer Florida Reg. Number 51274 | | | | OVERALL SITE PLAN | | | |
| | | | | | | Contractor's Name _____ Engineer _____ Not valid without the signature and the original raised seal of a Florida Registered Engineer. | | W.M.D. | | | | ALAQUA COUNTRY CLUB | | | | DATE | | | |
| | | | | | | | | SD SCT | | | | | | | | DECEMBER 2006 | | | |
| | | | 04-06-07 | SKH | REV. PER COUNTY COMMENTS | | | FINAL APPROVAL | | | | | | | | DESIGNED SKH | | | |
| | | | | | | | | | | | | | | | | CHECKED SCB | | | |
| | | | | | | | | | | | | | | | | SCALE 1" = 80' | | | |
| | | | | | | | | | | | | | | | | PROJECT NO. ADL 3 | | | |
| | | | | | | | | | | | | | | | | FILE NAME ALAQUASPC051.DGN | | | |
| | | | | | | | | | | | | | | | | SHEET 3 OF 3 | | | |